

UR Urban Residential Concepts (preliminary)

Purpose Statement

This district is generally for areas that will have an intense level of development. These areas are intended to be flexible, allowing for townhomes, detached row housing, duplexes, high-density apartments, and the option for mixed-use development.

1. Duplex developments shall conform to D Duplex standards.
2. Townhouse developments shall conform to T Townhouse standards.
3. Non-Residential uses permitted as a maximum of 50% of the area incorporated within the same building footprint. (NRA applies to the commercial portion)

Comprehensive Plan

This zoning is appropriate in areas designated Urban in the Comprehensive Plan.

Intent

The intent of the UR district is that it replaces the existing R-4 and R-6 districts as our new multi-family district, with additional opportunities, such as more varied housing types and the potential for mixed-uses, if desired by the property owner/developer. There are three primary differences that would be required with a UR multi-family development compared to the current R-4 and R-6 multi-family developments.

- 1) A minimum density would be required because of the new unit types that would be available for multi-family projects, including duplexes and detached row housing on a common multi-family lot.
- 2) A minimum 2-story height would be required for all primary buildings, with the exception of accessory structures and ADA accessible dwelling units.
- 3) Units fronting on roadways classified as a minor arterial or lower will orient toward the street. Parking will not be allowed between these structures and the street.

R-4 Multi-Family and R-6 High-Density Multi-Family districts will be retired. Existing R-4 and R-6 designated properties will retain these designations and all their rights. R-4 and R-6 will not be available districts for future rezoning.

Permitted Uses

Boarding and Rooming House
Extended Care Facility/Convalescent/ Nursing Home
Dormitory
Duplex
Fraternity/Sorority
Multi-Family
Townhouse
Educational Facility, Primary & Secondary
Government Facilities (P*)
Parks
Places of Worship (P*)
Daycare, Commercial (C)
SOB (P*)

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Utility (P*)

WTF – Unregulated

If mixed-use is proposed, the following uses are also permitted:

Educational Facility, Indoor Instruction

Educational Facility, Tutoring

Health Care, Medical Clinics

Animal Care Facility, Indoor

Art Studio/Gallery

Commercial Amusements

Conference/Convention Center

Daycare, Commercial

Dry Cleaners

Health Club/Sports Facility, Indoor

Health Club/Sports Facility, Outdoor (P* - rooftop permitted, ground-floor prohibited)

Hotel

Night Club, Bar or Tavern (C)

Offices

Personal Service Shop

Printing/Copy Shop

Radio/TV Station/Studios

Restaurants

Retail Sales and Service

Theater

Urban Residential Dimensional Standards:

Minimum Lot Area – None

Minimum Lot width – None

Minimum Lot Depth – None

Minimum Front Setback – 15'

Maximum Front Setback - None

Minimum Side Setback – 7.5'

Minimum Side Street Setback – 15'

Minimum Rear Setback – 20'

Possible Discussion Points:

What creates an Urban character...

- *Orientation & location of buildings*
- *Density*
- *Height*
- *What else?... (sidewalks, landscaping, and other existing development standards would still apply)*

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ORIENTATION & LOCATION:

Fronting units along major roadways (minor arterial or below) with parking at the rear of the structures. (Ie: Lakeridge, River Oaks, Waterwood, Broadstone Ranch)

No parking may be located between building and road

Rear or side of structures screened by wall or fence from Major Arterials (if choose not to front)

DENSITY:

Density could be regulated by bedroom instead of units – tie to utilities, sanitation, parkland needs, etc.

Minimum density based on unit numbers to deal with mix of housing types – duplexes, single-family, etc.

Minimum Density – in the range of 8-12 du/acre. 8 is the maximum in the General Suburban district and 12 is around the average density of projects (13– 15).

HEIGHT:

Maximum: No maximum height, except as Section 7.2.H Single-Family Protection applies, and airport height restrictions.

Minimum: Minimum height of 2 stories for the primary buildings. Accessory structure and ADA accessible dwelling units may be one story.

Other discussion:

Parking:

Allow reduction in required parking for non-residential uses to create a more pedestrian friendly environment

Buffering:

No buffering required within the development

Multi-family buffer required along perimeter

Signs:

Standard multi-family signage permitted. Non-residential uses may utilize similar sign standards to WPC.